

# Richard A. Loube

**Principal**

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## Education

**George Washington University**

**Law School**

**(J.D., 2015)**

**University of Maryland**

**(B.A., 2012)**

## Bar Admissions

**District of Columbia, 2017**

**Maryland, 2015**

Richard Loube is a commercial real estate lawyer who represents developers and other borrowers in the financing of projects.

Richard focuses on both equity and debt transactions, including mortgage and mezzanine finance for commercial, mixed-use and multifamily residential projects. He also advises clients on various aspects of commercial real estate and finance related to real estate development, including acquisitions and dispositions; commercial leasing for retail, office, industrial and solar; construction; and title matters, such as recorded covenants and easements and title defects.

For these matters, he negotiates and prepares operating agreements and joint venture agreements; contribution and pre-development agreements; commercial leases; purchase and sale agreements; development management agreements and construction contracts; loan documents; various types of recordable documents, including common ownership community documents; and property management and leasing management agreements.

He also advises lenders, investors and other stakeholders (sometimes as local counsel) on entity structure and corporate governance; licensing and other state and local public approvals; taxation of conveyances and controlling interest transfers (i.e., transfer and recordation taxes in D.C., MD, and VA); Maryland real property and personal property taxes; and D.C. TOPA and Montgomery County ROFR requirements.